

## AGENDA



Thursday, May 17, 2007

**Public Hearings and Possible Actions  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 56**

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**Subject:** Conduct a public hearing to amend Section 25-8-514(A) of the City Code, grant a waiver to Section 25-8-213(D) of the City Code, and grant variances to Sections 25-8-301, 25-8-341, 25-8-342, and 25-8-454 of the City Code to allow construction of the Westbank Community Library facility and parking at the intersection of Bee Caves Road and Cuernavaca Drive. This action requires a site-specific amendment of the Save Our Springs Initiative and concerns property in the Barton Springs Zone.

**Fiscal Note:** There is no unanticipated fiscal impact. A fiscal note is not required.

**For More Information:** Patrick Murphy, 974-2821; Julia Lee, 974-3357

**Boards and Commission Action:** Recommended by the Planning Commission and the Environmental Board, with conditions.

**Prior Council Action:** Council passed Resolution No. 20070412-016 directing the City Manager to initiate code amendments and/or development agreements to appropriately address proposed development for Westbank Community Library.

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The proposed amendment will allow construction of the Westbank Community Library facility and parking on a property located near the intersection of Bee Caves Road and Cuernavaca Drive. The Westbank Community Library District is a political subdivision of the State of Texas and has recently received this parcel as a donation to construct a new branch library. The site is located in the 2-mile extraterritorial jurisdiction of the City.

The 10.2 acre development site is in the Drinking Water Protection Zone and is situated on a ridgeline that topographically divides the tract between the Barton Creek and the Lake Austin watersheds. The more developable Barton Creek watershed area comprises 1.9 acres of the site and the Lake Austin watershed comprises 8.3 acres of the site. Impervious cover in both watersheds is limited to 20% of the net site area. The proposed overall impervious cover for the site is 1.9 acres, or 32% of the net site area. The impervious cover is equally split between the two watersheds with 1.0 acre or 21% impervious cover in the Lake Austin Watershed and 0.9 acres or 63% impervious cover in the Barton Creek contributing watershed.

The proposed development will divert the stormwater runoff from the smaller Barton Creek watershed portion of the site to the Lake Austin watershed and will treat the stormwater runoff to current Lake Austin watershed standards. Access to the site will connect to the existing Crystal Mountain Business Park driveway which requires cut and fill of up to twelve (12) feet to provide for a safe connection.

The proposed ordinance will allow construction of the library by granting:

- (1) a site-specific amendment to the Save Our Springs (SOS) Regulations as follows: Land Development Code Section 25-8-514 (A) (Pollution Prevention Required) - to allow impervious cover of 45,000 square feet in the Barton Creek contributing zone, and to allow water quality controls designed and constructed in accordance with Section 25-8-213 (A), (B), and (C) (Water Quality Control Standards).
- (2) a waiver to City Code Section 25-8-213 (D) (Water Quality Control Standards).

(3) a variance to City Code Sections 25-8-301 (Construction of a Roadway or Drive) 25-8-341 (Cut Requirements), and 25-8-342 (Fill Requirements) – to grant a variance to allow construction of a private access drive, water quality facilities, and detention facilities.

(4) a variance to City Code Section 25-8-454 (Uplands Zone) to grant a variance to allow impervious cover of 40,000 square feet in a Water Supply Rural Watershed (Lake Austin).

Staff recommends the requested amendment, waiver and variances with certain conditions, including:

- 1) the stormwater runoff from all impervious cover will be diverted to the Lake Austin watershed;
- 2) the stormwater runoff will be treated to current Lake Austin watershed standards and the owners will work with staff to provide for enhanced vegetative treatment;
- 3) the owners will implement an Integrated Pest Management plan for the development;
- 4) all landscaping will be accomplished with native or adapted plant material recommended by the City's Grow Green program with an emphasis on native materials;
- 5) the owner agrees to evaluate further enhancements including rainwater harvesting, removal of old Bee Caves Rd. impervious areas, and use of pervious paving for pedestrian surfaces; and,
- 6) the owner agrees to maintain a special kiosk or area in the library for dissemination of educational environmental materials.